Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 542791 DEEDWARR
12/28/2020 12:31:07 PM 2 pgs
Fees: $13.00 Taxes: $943.50
20201228-0153566
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

Subscribed and sworn to before me, this 22 day of December, 2020.

Notary Public

My commission expires: VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES NOVEMBER 8, 2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Daniel A. Swope, Drew Swope, and Dylan Swope	NEW OWNER	**081-15-0-461.00**
2106 Scovel St		
Nashville, TN 37208		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Sydney Ellen Campbell, an unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Daniel A. Swope, a married man, Drew Swope, an unmarried man, and Dylan Swope, an unmarried man, as joint tenants with rights of survivorship

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING the Westerly 24 feet two inches of Lot No. 24 and the Easterly 16 feet 10 inches of Lot No. 23 on the map of George Shield's First Subdivision of record in Book 57, Page 62, Register's Office for Davidson County, Tennessee, and known as Lot No. 18 on the unrecorded Map of Southern Securities Company's Subdivision and described according to a survey made February 12, 1931, by John Wilkes, a civil engineer, as follows:

Beginning at a point in the northerly margin of Scovel Street, the common corners of Lots 17 and 18, said point being 41 feet east of the west line of said George Shield's First Subdivision, thence northerly 140 feet to the southerly margin of a 100 foot alley, being 40 feet east of the west line of said Shield's Subdivision; thence easterly 40 feet to a point, the common corners of Lot Nos 18 and 19; thence southerly along the line between said lots 140 feet to the northerly margin of Scovel Street; thence with the margin of same, westerly 41 feet to the beginning.

Being the same property conveyed to Sydney Ellen Campbell, an unmarried woman by Warranty deed from Barrington Kong and wife, Adeana Kong of record as Instrument No. 20160321-0026698 Register's Office for Davidson County, Tennessee.

This is improved property known as **2106 Scovel St, Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22nd day of December, 2020.

Sydney Ellen Campbell by Shari Campbell as Attorney in Fact

Sydney Ellen Campbell, by Shari Campbell,
Her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Shari Campbell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Sydney Ellen Campbell and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Sydney Ellen Campbell.

Witness my hand and official seal this 22nd day of December, 2020.

Notary Public
My Commission Expires: 8.20.2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LTC File No. 20-000294-528